157.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,800 / 755,800
					USE VALUE:	755,800 / 755,800
					ASSESSED:	755,800 / 755,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH ARVIND
Owner 2:	SMELKOVA ANNA
Owner 3:	
Street 1:	99 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR ERIC N/ERIN A -
Owner 2:	-
Street 1:	99 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Aluminum Exterior and 1650 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	335,800		420,000	755,800
Total Card	0.138	335,800		420,000	755,800
Total Parcel	0.138	335,800		420,000	755,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.06 | /Parcel: 458.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104256

GIS Ref

GIS Ref

Insp Date 05/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0004.0 !12267!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,800	0	6,000.	420,000	755,800	755,800	Year End Roll	12/18/2019
2019	101	FV	240,900	0	6,000.	420,000	660,900	660,900	Year End Roll	1/3/2019
2018	101	FV	240,900	0	6,000.	354,000	594,900	594,900	Year End Roll	12/20/2017
2017	101	FV	240,900	0	6,000.	324,000	564,900	564,900	Year End Roll	1/3/2017
2016	101	FV	240,900	0	6,000.	276,000	516,900	516,900	Year End	1/4/2016
2015	101	FV	231,000	0	6,000.	240,000	471,000	471,000	Year End Roll	12/11/2014
2014	101	FV	231,000	0	6,000.	222,000	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	231,000	0	6,000.	211,200	442,200	442,200		12/13/2012

PRINT

Date	Time
12/11/20	02:22:05

LAST REV

Date	Time
06/08/18	08:28:33

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR ERIC N/E	1367-118		4/29/2009		457,000	No	No		
RAULINAITIS VIR	1324-103		8/8/2006		419,000	No	No		
RAULINAITIS VIR	1028-111		3/23/1987			No	No		
	826-136		10/16/1972		24,500	No	No		N

USER DEFINED

Prior Id # 1:	104256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2004	526	Redo Bat	20,000	C				new entry door new

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	TTL REFUSAL	BS	Barbara S
10/15/2008	Meas/Inspect	163	PATRIOT
12/6/2006	MLS	MM	Mary M
3/28/2005	Permit Visit	BR	B Rossignol
12/16/1999	Mailer Sent		
11/29/1999	Measured	268	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28636360
Const Adj.:	0.99495000
Adj $ / SQ:	172.782
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412576
Depreciation:	76739
Depreciated Total:	335837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

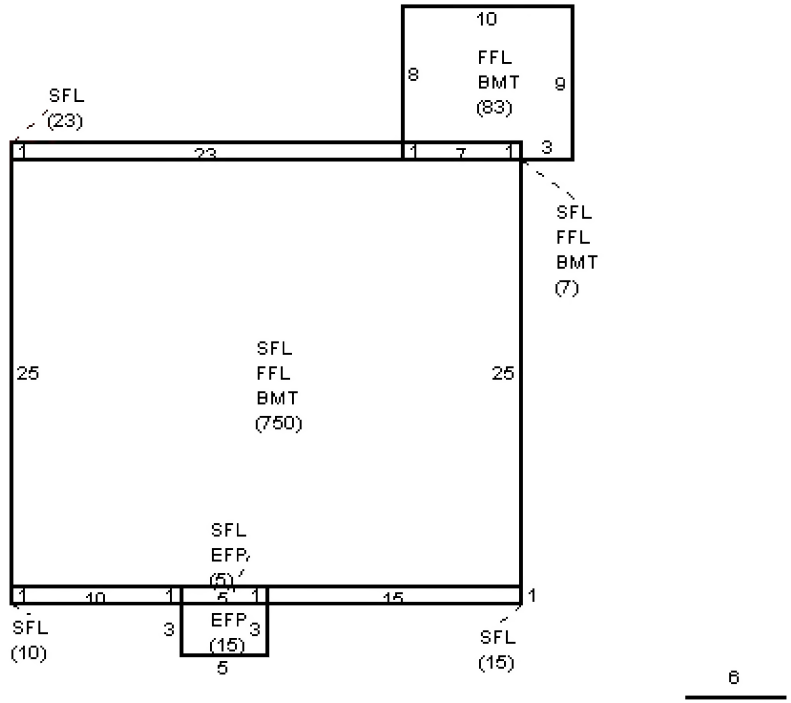
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.78
Special Features:	0	Val/Su Net:	133.78
Final Total:	335800	Val/Su SzAd	203.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	51.830	43,541
FFL	First Floor	840	172.780	145,137
SFL	Second Floor	810	172.780	139,954
EFP	Enclos Porch	20	72.230	1,445

Net Sketched Area:	2,510			Total:	330,077
Size Ad	1650	Gross Are	2510	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	